



Kittery Zoning Districts Space Standards Reference Sheet



	Rural Residential	Suburban Residential	Urban Residential	Village Residential	Kittery Point Village	Rural Conservation	Local Business	Local Business - I	Business Park	Commercial (C1, C2, C3)	Industrial	Mixed Use	Badgers Island	Kittery Foreside	
Min. land area per dwelling unit w/ public sewer	40,000 square ft.	30,000 square ft.***	20,000 square ft.	4,000 square ft.	40,000 square ft.	80,000 square ft.	NA	NA	10,000 square ft.						
Min. land area per dwelling unit w/o public sewer		40,000 square ft.***													
Min. land area per dwelling unit w/ public sewer where all floors are used as a residential use	NA	NA	NA	NA	NA	NA	8,000 square ft.	8,000 square ft.	NA	NA	NA	NA	3,000 square ft. for each of the first two dwelling units and; 6,000 square feet thereafter	5,000 square ft.	
Min. land area per dwelling unit w/o public sewer where all floors are used as a residential use							20,000 square ft.								
Min. land area per dwelling unit w/ public sewer when the entire first floor is used for nonresidential uses							4,000 square ft.	3,500 square ft.							
Min. land area per dwelling unit w/o public sewer when the entire first floor is used for nonresidential uses							20,000 square ft.								
Min. lot size	40,000 square ft.	30,000 square ft.***	20,000 square ft.	6,000 square ft.	40,000 square ft.	80,000 square ft.	None^	20,000 square ft.	120,000 square ft.	40,000 square ft.	None	80,000 square ft. or; 200,000 square ft. if frontage is on US Rt 1	6,000 square ft.	5,000 square ft.	
Min. street frontage	150 feet	150 feet***	100 feet	50 feet	150 feet***	200 feet	None^	50 ft/ per building	150 feet	150 feet	None	250 feet frontage on road with access along U.S. Route 1, Haley Road, Lewis Road, or Cutts Road or; 150 feet for all others	50 feet	0 feet	
Max building coverage	15%	20%	20%	40%	20%	6%	^^	50%	50%	40%	None	-	-	60%	
Min. front yard setback	40 feet	40 feet	30 feet	15 feet	40 feet	40 feet	15 feet	None	50 feet	50 feet	50 feet	60 feet	5 feet	0 feet along Government Street east of Jones Avenue including Lot 107 at the corner of Government and Walker Streets 10 feet along other streets	
Min. side yard setback	20 feet*	15 feet*	15 feet*	10 feet	15 feet*	20 feet*	10 feet^^^	10 feet^^^	30 feet ##	30 feet ##	30 feet ###	30 feet	10 feet	10 feet	
Min. rear yard set back				15 feet											
Building height	35 feet**	35 feet	35 feet	35 feet	35 feet	35 feet	40 feet	40 feet	40 feet	40 feet	None	40 feet	-	40 feet	
Maximum front setback of the principal building	NA	NA	NA	NA	NA	NA	60 feet	30 feet #	NA	NA	NA	NA	NA	NA	
Min. open space requirement	-	-	-	-	-	-	-	-	-	-	-	35%	40%	40%	

Table Notes **This table is for quick reference only. Please refer to the Kittery Land Use Ordinance for official regulations.**

* Buildings higher than 40 actual feet shall have side and rear yards not less than 50 percent of building height.

** Minimum distances between principal buildings on the same lot shall be the height equivalent to the taller building

*** The required minimum land area per dwelling unit and/or minimum lot size for residential uses that are served by public sewage disposal and that are located outside of areas subject to shoreland zoning may be less than thirty thousand (30,000) square feet per lot/unit if the established average density of development in the immediate area of the use as determined below is less than thirty thousand (30,000) square feet. If the average of the lot sizes and/or land area per dwelling unit of the developed residential lots that are located on the same street and within five hundred (500) feet of the parcel is less than thirty thousand (30,000) square feet, the required minimum lot size or required minimum land area per dwelling unit shall be the calculated average lot size or average land area per dwelling unit but not less than twenty thousand (20,000) square feet. If the required minimum lot size is reduced, the required minimum street frontage for new residential uses served by public sewerage may also be reduced to the average of the lot frontage of existing developed residential lots that are located on the same street and within five hundred (500) feet of the parcel but in no case to less than one hundred (100) feet.

^ Except that space standards for single and two-family residential uses are the same as for those of the urban residential district.

^^ Open Space Standards. Open space must be provided as a percentage of the total area of the lot, including freshwater wetlands, water bodies, streams, and setbacks. Fifteen percent (15%) of each lot must be designated as open space. Required open space must be shown on the plan with a note dedicating it as "open space." The open space must be located to create an attractive environment on the site, minimize environmental impacts, protect significant natural features or resources on the site, and maintain wildlife habitat. Individual large, healthy trees and areas with mature tree cover should be included in the open space. Where possible, the open space must be located to allow the creation of continuous open space networks in conjunction with existing or potential open space on adjacent properties. The required amount of designated open space is reduced to ten percent (10%) of each lot that is less than forty thousand (40,000) square feet in size.

^^^ Except as otherwise required by the buffer provisions of this title, and except where the side and/or rear yards about a residential district or use, in which case a minimum of 15 feet or 50 percent of the building height shall be required.

This area must be designed to promote a pedestrian public space, which includes, but is not limited to, landscaping, sidewalks, and sitting areas. Parking and outdoor storage are prohibited anywhere in the front yard of the structure, except for seasonal sales items.

Except as may be required by the buffer provisions of this title, and except where the side and/or rear yards of the proposed nonresidential-use about a residential district or use, in which case a minimum of forty (40) feet shall be required.

Except as may be required by the buffer provisions of this title, and except where the side and/or rear yards about a residential district or use, in which case a minimum of 50 feet or 50 percent of the building or outdoor stored material height, whichever is greater, shall be required.